Davidson County DEEDWARR
Recvd: 03/12/04 14:42 2pgs
Fees:13.00 Taxes:412.86
20040312-0028801

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$110,585.00~~ 111.585

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 2004.

Notary Public

My Commission Expires: 11-2208

WILLIAMSON COUNTY, TN NOTARY PUBLIC LARGE BARRETT, JR

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Angela C. Waters
602 Flintlock Court
Nashville,Tennessee 37217

SEND TAX BILLS TO:
OWNER

MAP-PARCEL NUMBERS:
135-16-0-B-100.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders** hereinafter referred to as Grantor, hereby transfers and conveys to **Angela C. Waters, an unmarried woman** hereinafter referred to as Grantee, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 100 on the Plan of Woodridge at Nashboro Village, of record in Plat Instrument #20021120-0143949, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. **

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4827, Page 14, and supplemented in Book 5469, page 840 and Book 7751, page 907, Register's Office for Davidson County, Tennessee.

An established and reserved easement of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.

**Being the same property conveyed to Beazer Homes Corporation d/b/a as Phillips Builders by Special Warranty Deed from WDN Properties, Ltd. of record in Instrument Number 20020507-0056330, Register's Office of Davidson County, Tennessee.

09744-BP

Easement for Metropolitan Government of Nashville and Davidson County of record in Book 4821, page 105, Register's Office for Davidson County, Tennessee.

Easement for right of way of record in Book 4660, page 74, Register's Office for Davidson County, Tennessee.

Subject to all matters in Plat Book 4660, page 157, Plat Book 4860, page 72, Plat Book 4860, page 72, Plat Book 4860, page 74 and 75, Register's Office for Davidson County, Tennessee.

Subject to Survey number 486-0202, dated 4/17/02 last revised 4/26/02, prepared by Jimmy C. Yates, TN RLS # 1597 of Wamble & Associates, PLLC, Surveyorsm, indicates a 30' minimum building setback line.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 602 Flintlock Court, Nashville,Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of February, 2004.

Ruth Lyon, agent

Beazer Homes Corp. d/b/a Phillips Builders
BY: Ruth Lyon
Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Lyon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who, upon oath, acknowledged that she executed the forgoing instrument for the purposes therein contained, and who further acknowledged that she is the Escrow/Closings Department Head of the Phillips Builders Division and that she is authorized by Phillips Builders Division to execute this instrument on its behalf by herself as such Escrow/Closings Department Head.

Witness my hand and official seal this 27th day of February, 2004.

My Commission Expires: 11-26-05

Notary Public

D. R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

09744-BP